Pine Shadows Property Owners Association Annual Meeting

August 15,2026

- 1. Call to Order: The meeting was called to order by President, Susan Bender at 10:09 Am
    - Determination of Quorum: 15 Lots are Present (15 lots are quorum)
- 2. Approval of 2025 minutes – Glen Reaser made the motion to approve as presented, 2nd by Anita Larsen. All present voted in favor.
- 3. Treasurer's Report was given by Janie Toprakci.
    - Beginning balance on 12.31.2025 = $6,097.39
    - Ending balance on 8.14.2026 = $11,650.60
        - There is $ 600 of unpaid dues not including the late fees.
        - There are $7,240 of projected expenses including a mailbox.
    - Dues should be mailed to: **27862 Jenny Rd. Hot Springs, SD 57747.** (New Address)
        - No cash if possible.
    - Discussion was held on insurance cost for the mailbox and sign. Proposal to put $1,000 to $1,200 in an account for any incurred cost for either one.
    - The Treasurer's report was filed.
- 4. Old business –
    - a. Website
        - Search engines are still coming to the old site. Clear cookies and browser history.
        - The minutes, events and a roads tab are all available on the new site. http://pineshadows.org/board-meeting-minutes
        - Pine Shadows Covenants and Bylaws are posted on the website.
- 5. New Business
    - a. Noxious or offensive activity:
        - Asked for any other line items that needed to be reviewed.
        - Canadian thistle was discussed. One owner had the county spray for a cost of $54. Nina at the county has spray available to purchase with a possible refund in thistle is corrected. Forest land was discussed as there is no maintenance done for thistle or mullien.
        - Speed bumps were discussed. It is illegal to have speed bumps to hinder the emergency vehicles travel.
        - Delivery vehicles were mentioned. Owners are asked to discuss our speed limit with the offenders.

    - Also to call out your neighbors and remind them of the 20 MPH speed limit.
    - Chickens, ducks and turkeys were discussed as free ranging is against the covenants. Nothing is to be done for the offending birds except for a bird on a neighboring property.

- b. Road District Presentation by Suzie Wick.
    - The spring work was done at over $20,000. A new mag company is also being researched. The concern is the timing with the spring blading.
    - Request for a fall blading was also discussed.
    - The Road District Annual Budget Meeting will be held at the Hot Springs Library on September 19th at 10 am.

- c. Airbnb use of properties. The lot owner is responsible for the tenants. They must observe all covenants. Discussion was held on fire pits and if they were approved and permitted by the fire code.
- d. Liens on properties with unpaid dues. Discussion was held on cost vs benefit. The consensus was to access liens on properties with unpaid dues of 2 years. Daryl Roerick made a motion to Assess liens on properties 2 or more years in arrears, and over whose owners are not responding to our payment requests. Cary Talbott 2nd the motion. All in favor.
- e. Mailbox purchase. A 3rd mailbox will be purchased this fiscal year. Discussion of possibly buying a taller mailbox to omit a 4th one to provide service for all the lots.

g. Mullein control. Contact Fall River Weed Control website for information. Fallriver.sdcounties.org/weed-pest/noxious-weeds-and -pests.

h. Dogs on leashes. Reminder that according to the County Ordinance 2010-01 all dogs must not be at large off owner's premises.

i. Open fires. Only one mention of a violation which was outside our subdivision. Call the county Sheriff's Dept. about any potential violations.

j. No questions from the floor.

k. Hunting and shooting within the subdivision was discussed. There is a requirement to be 660' from a structure to hunt and 440' for target practicing. The Sheriff's office needs to be contacted with any questions or potential violations.

Attached is the firearms section 41-9-1.1. Discussion relating to South Dakota as an open carry state which supports the 2nd amendment rights.

l. The qualifications of the board members were reviewed. The member needs to be a landowner and a member in good standing, the dues are currently paid.

- 6. Election of Officers. 2 positions available and I position due to resignation. A total of 3 positions needed.
  - Nominations from the floor
    - Cary Talbott
    - Ace Wick
    - Janie Toprocki agreed to stay on the board with no other nominations.

An unanimous vote was made to accept all 3 people. All were in favor.

- 7. The next annual meeting will be held on August 14th , 2027, with the time and place to be determined.
- 8. Adjournment. Motion to adjourn made by Glen Reasor. 2nd by Reta Tombaugh. All in favor. Meeting adjourned at 11:44 am.

Submitted,

Suzanne Wick
Secretary